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WARRANTY DEED IN TRUST

Form 771

Perfection Legal Forms, Rockford, IL 61101

96900421

THIS INDENTURE WITNESSETH,

That the Grantor

CATHERINE C. BIAGI

of the County of Cook

and State of Illinois

for and in consideration of

Ten----- Dollars,

and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Conveys

Warrant S unto

CATHERINE C. BIAGI

whose address is 4039 West 58th Place, Chicago, IL 60629

as Trustee under the provisions of a trust agreement dated the 22nd day of November, 19 96,

known as Trust Number One (and in the event of the death, resignation, refusal or inability of the said grantee to act as such Trustee, then unto GEORGE J. HAVELKA 815 Robinhood Lane, LaGrange Park, IL 60526

as Successor in Trust with like powers, duties and authorities as are vested in the said grantee as such Trustee) the following described real estate in the County of Cook and State of Illinois, to-wit:

The East 12 feet 4 inches of Lot 36 and the West 3 feet 8 inches of Lot 37 in Block 2 in John H. McGeary's Deluxe Subdivision, being a Resubdivision of Blocks 2 and 4 in Robinson and Good's Subdivision of the South 1/2 of the South East 1/4 of the North East 1/4 of Section 15, Township 38 North, Range 15 East of the Third Principal Meridian, according to the Plat thereof recorded January 28, 1918 as Document No. 6266568 in Cook County, Illinois.

P.I.N. 19-15-230-058-0000

Property Address: 4039 W. 58th Place, Chicago, IL 60629

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph E"

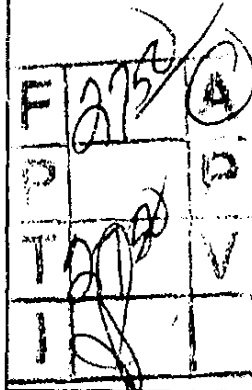
Section 4, Real Estate Transfer Tax Act.

11-22-96

Date

Paul J. Kuta
Buyer, Seller or Representative

(Continue legal description on reverse side)



DEPT-01 RECORDING \$27.50
T46666 TRAN 3625 11/26/96 11:29:00
15217 IR #-96-900421
COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," "or upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor _____ hereby expressly waive \$ _____ and release \$ _____ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Property

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FORM 771 - WARRANTY DEED IN TRUST

IN WITNESS WHEREOF, the grantor _____ aforesaid has _____ hereunto set _____ her _____ hand
and seal _____ this 22nd _____ day of _____ November _____ 19 96 _____

(SEAL) Catherine C. Biagi (SEAL)
Catherine C. Biagi

(SEAL) _____ (SEAL)

STATE OF ILLINOIS

COOK

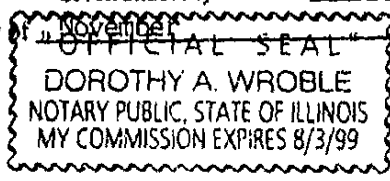
COUNTY

ss

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, That _____
CATHERINE C. BIAGI

personally known to me to be the same person _____ whose name _____ is _____ subscribed to the foregoing
instrument, as having executed the same, appeared before me this day in person and acknowledged that
she _____ signed, sealed and delivered the said Instrument as
her _____ free and voluntary act for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.

Given under my hand and _____ seal, this 22nd
day of _____ November _____ A.D. 19 96 _____



Dorothy A. Wroble
Notary Public, Dorothy A. Wroble

Future Taxes to Grantee's Address (xx)
OR to

Return this document to:

Attorney Frank J. Kuta
5130 Archer Avenue
Chicago, IL 60632

This Instrument was Prepared by: Attorney Frank J. Kuta
Whose Address is: 5130 Archer Ave., Chicago, IL 60632



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 22, 1996

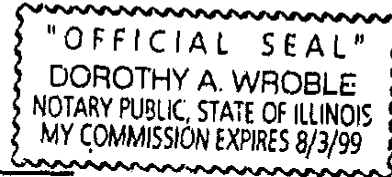
Signature: _____

Paul J. Kuta
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 22nd day of November 1996.

Notary Public _____

Dorothy A. Wroble



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 22, 1996

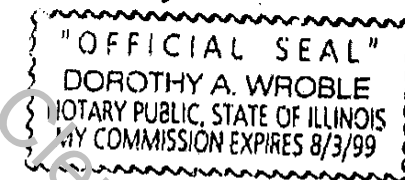
Signature: _____

Paul J. Kuta
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 22nd day of November 1996.

Notary Public _____

Dorothy A. Wroble



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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